

Belinda Flores-McCleese - Planning Commission Public Hearing on University Area Plan Amendment - Comment

From: Belinda Flores-McCleese
To: Planning Commission
Date: 8/19/2014 2:08 PM
Subject: Planning Commission Public Hearing on University Area Plan Amendment -Comment

>>> Alice Roe <alicer@dakotacom.net> 8/19/2014 12:38 PM >>>

Jim,

Could you please distribute this to the Planning Commission? Thanks, Alice Roe

Chair and members of the Planning Commission:

Because I cannot attend the Planning Commission on August 20, 2014 Public Hearing on the University Area Plan Amendment for the area NW of N Campbell and E Speedway (Item #3), I am sending my comments via email.

I am Alice Roe. I live at 2318 E. Elm St. in the Blenman Elm Neighborhood. Although I am president of the Blenman Elm Neighborhood Association Board, my comments do not represent the position of the BENA Board because we have not taken a vote to either support, not support, or request changes. My comments are my own personal position as a neighbor who has lived on Elm St. since 1975.

I believe that the Plan Amendment for the University Plan is written to allow flexibility in the project. I understand that the 250 foot height of part of the area is a maximum height for only part of the project, a potential mixed use tower. Yes this is very very tall. Close by I dont think it matters much how tall it will be. The perception of a pedestrian or person driving by on Speedway will be much more focused on the lower portions of the project.

I leave it to others and the later PAD process to deal with the practical aspects of such a project.... traffic flow, wind sheer, noise, shadows, parking and all the intrusions possible in an urban environment. Water, sewer will assuredly be addressed in the PAD.

We have been losing quality housing for non-students in the middle of Tucson. Between the 2000 and 2010 census the City has lost population, income level and tax base. Our community needs to embrace a quality project and give it the chance to be a bit different from the student dorms we have seen west of the UA.

With the Modern Streetcar terminus adjacent, I cannot think of a better place to put a project to create housing and offices as well as a quality grocery that will serve every one who lives or works close to the Modern Streetcar.

I compliment Keri Silvyns and the Design Team's willingness to meet with neighborhood leaders, using this group for a brain trust to help revise the Plan Amendment as originally written. As a neighborhood leader, I look forward to continuing to work with the project team and Ms. Silvyn as the project moves forward. The BENA Board will be having a presentation on the project at our first meeting after our summer break on Thursday Sept. 11.

Alice Roe
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